

13. DISCUSS CONVEYANCE OF AIR RIGHTS EASEMENT, MMS 7 FARREY LANE LLC.

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Joseph Magazine
DATE: March 13, 2024

SUBJECT: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DISCUSS THE POSSIBLE CONVEYANCE OF AN AIR RIGHTS EASEMENT TO MMS 7 FARREY LANE LLC, WITHOUT THE CONVEYANCE OF ANY FLOOR AREA RATIO.

BACKGROUND/HISTORY

Was Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?
Yes

If so, specify name of lobbyist(s) and principal(s): Wayne Pathman/ Pathman Law, LLC

ANALYSIS

Please place on the March 13, 2024 City Commission meeting agenda a referral to the Finance and Economic Resiliency Committee to discuss the possible conveyance of an air rights easement to MMS 7 Farrey Lane to allow for the connection, with habitable space, of the property at 7 Farrey Lane and the property at 6 Farrey Lane, without the conveyance of any floor area ratio and subject to appraisal and compliance with all other requirements in the City Code.

Administration/Public Works is requested to be prepared to discuss the proposed measure when the item is presented at the Finance and Economic Resiliency Committee meeting.

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

N/A

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

Legislative Tracking

Commissioner Joseph Magazine

PARDO LAW PLLC

Joseph I. Pardo, Esq. * Direct: (305) 308-7388 * Email: joe@pardolawmiami.com

Via Email

**To: Members of the City of Miami Beach
Finance and Economic Resiliency Committee ("Committee")**

c/o Fiorella Sarmiento, Public Works Administrator
fiorellasarmiento@miamibeachfl.gov

Re: Conveyance of Air Rights Easement, MMS 7 Farrey Lane LLC ("Item")

Good afternoon FERC Committee Members:

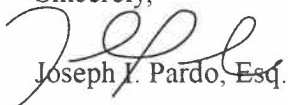
Enclosed, please find Letters of Support for the above referenced Item, signed by Farrey Lane community members at:

- 1 Farrey Lane (Rabbi Shmuel Mann)
- 3 Farrey Lane (Hans Werner)
- 5 Farrey Lane (Alex Bichel)
- 6 Farrey Lane (Mushka Rapaport – current Tenant)
- 8 Farrey Lane (Steve Rhodes)
- 10 Farrey Lane (Marc Edelstein)
- 12 Farrey Lane (Steve Rhodes)
- 14 Farrey Lane (Rabbi Shmuel Mann)
- 36 Island Ave (ISLAND APARTMENT ASSOCIATES LLC, c/o Marc Edelstein)

These letters were gathered in just 24 hours, and are notwithstanding that several community members are out of town for the summer. Together with the applicant MMS 7 Farrey Lane LLC, these letters represent approximately 65% of all of Farrey Lane; and include **both** of the applicant's direct next door neighbors. Please note that Mr. Edelstein is also the owner's representative of the entire apartment complex next door at 36 Island Avenue.

I trust that these letters give comfort to the FERC Committee by way of community support. I look forward to seeing each of you at the upcoming June 28, 2024 FERC Committee hearing and seeing this Item passed.

Sincerely,



Joseph I. Pardo, Esq.

**To: Members of the City of Miami Beach
Finance and Economic Resiliency Committee ("Committee")**

Chair: Commissioner Joseph Magazine

Vice Chair: Commissioner Kristen Rosen Gonzalez

Member: Commissioner Tanya Bhatt

Member: Commissioner Alex Fernandez

Liaison: Jason Greene

Support Staff: Nattaly Cuervo

Re: Conveyance of Air Rights Easement, MMS 7 Farrey Lane LLC ("Item")

Dear Committee Members:

I am a resident of Belle Isle/Farrey Lane neighborhood. Through this letter, I support and strongly encourage you to recommend to the City Commission your approval of the above referenced Item, to be presented to the Committee on June 28, 2024. As a member of the community, I believe that the proposed project at 6 & 7 Farrey Lane will be a beautiful and welcome addition to the neighborhood. Thank you for your consideration and for your continued service to the City of Miami Beach.

Respectfully,


Abraham Mann (Jun 11, 2024 16:32 EDT)

Name: Rabbi Shmuel Mann

Address: 1 Farrey Lane and 14 Farrey Lane

**To: Members of the City of Miami Beach
Finance and Economic Resiliency Committee ("Committee")**

Chair: Commissioner Joseph Magazine

Vice Chair: Commissioner Kristen Rosen Gonzalez

Member: Commissioner Tanya Bhatt

Member: Commissioner Alex Fernandez

Liaison: Jason Greene

Support Staff: Nattaly Cuervo

Re: Conveyance of Air Rights Easement, MMS 7 Farrey Lane LLC ("Item")

Dear Committee Members:

I am a resident of Belle Isle/Farrey Lane neighborhood. Through this letter, I support and strongly encourage you to recommend to the City Commission your approval of the above referenced Item, to be presented to the Committee on June 28, 2024. As a member of the community, I believe that the proposed project at 6 & 7 Farrey Lane will be a beautiful and welcome addition to the neighborhood. Thank you for your consideration and for your continued service to the City of Miami Beach.

Respectfully,



Name: HANS WERNER

Address: 3 FARREY LN, MIAMI BEACH, FL 33139

**To: Members of the City of Miami Beach
Finance and Economic Resiliency Committee ("Committee")**

Chair: Commissioner Joseph Magazine

Vice Chair: Commissioner Kristen Rosen Gonzalez

Member: Commissioner Tanya Bhatt

Member: Commissioner Alex Fernandez

Liaison: Jason Greene

Support Staff: Nattaly Cuervo

Re: Conveyance of Air Rights Easement, MMS 7 Farrey Lane LLC ("Item")

Dear Committee Members:

I am a resident of Belle Isle/Farrey Lane neighborhood. Through this letter, I support and strongly encourage you to recommend to the City Commission your approval of the above referenced Item, to be presented to the Committee on June 28, 2024. As a member of the community, I believe that the proposed project at 6 & 7 Farrey Lane will be a beautiful and welcome addition to the neighborhood. Thank you for your consideration and for your continued service to the City of Miami Beach.

Respectfully,



Name: Alex Bechel

Address: 5 Farrey Lane

**To: Members of the City of Miami Beach
Finance and Economic Resiliency Committee ("Committee")**

Chair: Commissioner Joseph Magazine

Vice Chair: Commissioner Kristen Rosen Gonzalez

Member: Commissioner Tanya Bhatt

Member: Commissioner Alex Fernandez

Liaison: Jason Greene

Support Staff: Nattaly Cuervo

Re: Conveyance of Air Rights Easement, MMS 7 Farrey Lane LLC ("Item")

Dear Committee Members:

I am a resident of Belle Isle/Farrey Lane neighborhood. Through this letter, I support and strongly encourage you to recommend to the City Commission your approval of the above referenced Item, to be presented to the Committee on June 28, 2024. As a member of the community, I believe that the proposed project at 6 & 7 Farrey Lane will be a beautiful and welcome addition to the neighborhood. Thank you for your consideration and for your continued service to the City of Miami Beach.

Respectfully,



Mushka Rapoport (Jun 11, 2024 16:40 EDT)

Name: Mushka Rapapport

Address: 6 Farrey Lane

**To: Members of the City of Miami Beach
Finance and Economic Resiliency Committee ("Committee")**

Chair: Commissioner Joseph Magazine

Vice Chair: Commissioner Kristen Rosen Gonzalez

Member: Commissioner Tanya Bhatt

Member: Commissioner Alex Fernandez

Liaison: Jason Greene

Support Staff: Nattaly Cuervo

Re: Conveyance of Air Rights Easement, MMS 7 Farrey Lane LLC ("Item")

Dear Committee Members:

I am a resident of Belle Isle/Farrey Lane neighborhood. Through this letter, I support and strongly encourage you to recommend to the City Commission your approval of the above referenced Item, to be presented to the Committee on June 28, 2024. As a member of the community, I believe that the proposed project at 6 & 7 Farrey Lane will be a beautiful and welcome addition to the neighborhood. Thank you for your consideration and for your continued service to the City of Miami Beach.

Respectfully,



6/11/2024

Name: Steve Rhodes, owner of:

Address: 8 and 12 Farrey Lane

**To: Members of the City of Miami Beach
Finance and Economic Resiliency Committee ("Committee")**

Chair: Commissioner Joseph Magazine

Vice Chair: Commissioner Kristen Rosen Gonzalez

Member: Commissioner Tanya Bhatt

Member: Commissioner Alex Fernandez

Liaison: Jason Greene

Support Staff: Nattaly Cuervo

Re: Conveyance of Air Rights Easement, MMS 7 Farrey Lane LLC ("Item")

Dear Committee Members:

I am an Owner in the Farrey Lane neighborhood. Through this letter, I support and strongly encourage you to recommend to the City Commission your approval of the above referenced Item, to be presented to the Committee on June 28, 2024. As a member of the community, I believe that the proposed project at 6 & 7 Farrey Lane will be a beautiful and welcome addition to the neighborhood. Thank you for your consideration and for your continued service to the City of Miami Beach.

Respectfully,



~~Marc Edelstein (Jun 13, 2024 11:01 EDT)~~

Name: Marc Edelstein

Address: 10 Farrey Lane